142.0	0001	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	739,100 /	739,100
					USE VALUE:	739,100 /	739,100
					ASSESSED:	739,100 /	739,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITE GALEN LOUISE	
Owner 2:	MIMMS KAREEM	
Owner 3:		
Street 1:	102 MT VERNON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	BOND JAMES A & DIANNE -
Owner 2:	-
Street 1:	102 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1636 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3994.000	307,200		431,900	739,100
Total Card	0.092	307,200		431,900	739,100
Total Parcel	0.092	307,200		431,900	739,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.77 | /Parcel: 451.77

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91279
GIS Ref	
GIS Ref	
Insp Date	11/18/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	307,200	0	3,994.	431,900	739,100		Year end	12/23/2021
2021	101	FV	367,600	0	3,994.	431,900	799,500		Year End Roll	12/10/2020
2020	101	FV	367,800	0	3,994.	431,900	799,700	799,700	Year End Roll	12/18/2019
2019	101	FV	278,500	0	3,994.	404,900	683,400	683,400	Year End Roll	1/3/2019
2018	101	FV	278,500	0	3,994.	334,700	613,200	613,200	Year End Roll	12/20/2017
2017	101	FV	278,500	0	3,994.	307,700	586,200	586,200	Year End Roll	1/3/2017
2016	101	FV	278,500	0	3,994.	280,700	559,200	559,200	Year End	1/4/2016
2015	101	FV	263,500	0	3,994.	275,300	538,800	538,800	Year End Roll	12/11/2014

!10956!

PRINT

Date	Time
12/30/21	11:39:45

LAST REV

Date	Time
09/09/21	12:38:37
apro	

USER DEFINED

Prior Id # 1:	91279
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10956

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOND JAMES A &	76342-587		12/4/2020		760,000	No	No		
	13276-602		9/1/1977		48,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2015	1229	New Wind	17,384		8/27/2015			Replacing 12 windo
5/5/2010	399	Addition						1 STORY 14X14 ADD
2/5/2004	63	Re-Roof	5,200					

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
11/23/2015	Permit Insp	PC	PHIL C
11/18/2008	Meas/Inspect	355	PATRIOT
12/9/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3994		Sq. Ft.	Site		0	80.	1.35	9									431,857						431,900	

Total AC/HA:	0.09169	Total SF/SM:	3994	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	431,857	Spl Credit		Total:	431,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29180932
Const Adj.:	0.98010004
Adj $ / SQ:	170.924
Other Features:	79750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417399
Depreciation:	110193
Depreciated Total:	307206

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

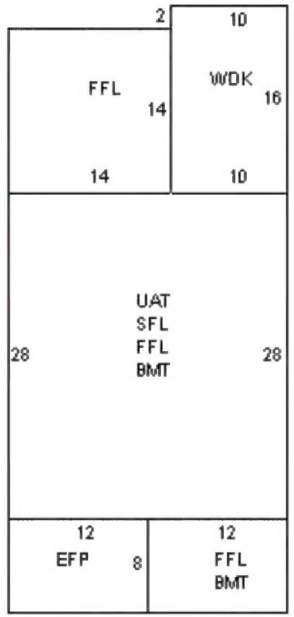
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	170.92
Special Features:	0	Val/Su Net:	108.63
Final Total:	307200	Val/Su SzAd	187.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	964	170.920	164,771
BMT	Basement	768	51.280	39,381
SFL	Second Floor	672	170.920	114,861
UAT	Upper Attic	168	68.370	11,486
WDK	Deck	160	12.010	1,921
EFP	Enclos Porch	96	54.480	5,230

Net Sketched Area:	2,828			Total:	337,650
Size Ad	1636	Gross Area	3332	FinArea	1636

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	